

House  
204 South Joachim Street  
Mobile  
Mobile County  
Alabama

HABS No. ALA-786

HABS  
ALA,  
49-MOBI,  
119-

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Office of Archeology and Historic Preservation  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

## HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. ALA-786

## HOUSE

HABS  
ALA,  
49-MOBI,  
119-

Location: 204 S. Joachim Street, Mobile, Mobile County, Alabama  
Geographic Location Code: 01-2100-097

Present Use: Demolished in 1969 for the construction of Interstate Highway 10.

Statement of This house is a good example of the basic "Creole Cottage",  
Significance: which was common in nineteenth-century Mobile.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Date of erection: c. 1840 <sup>?</sup> [c. 1860?]
2. Architect: Unknown
3. Original and subsequent owners: The lot upon which this house stands measures 50' x 102'-8" and was originally part of the extensive holdings of Joshua Kennedy. The following chain of title was extracted from the Deed Books of the Mobile County Probate Court.

1838 Will December 13, 1838, page 227

Joshua Kennedy  
to

Hallett & Walker

"...I do give them...full power and authority to sell all property which they may think proper to sell for the interest of my estate and for its good management ...also...to improve my real estate by erecting buildings or other improvements to improve the property of my children..."

1854 Deed October 13, 1854 in Book 8 page 465

Augustus R. Meslier  
to

John W. Mann

"...in consideration of one thousand dollars do grant ...all that certain lot...with the buildings erected thereon..."

1858 Deed September 25, 1858 in Book 12 page 553

John W. Mann

to

J.R. Lassabe

(\$1,200)

- 1860 Deed August 1, 1860 in Book 16 page 392  
J.R. Lassabe  
to  
John W. Mann  
(\$2,500)
- 1861 Deed October 1, 1861 in Book 16 page 390  
John W. Mann  
to  
J.R. Lassabe  
(\$2,500)
- 1861 Deed October 23, 1861 in Book 16 page 389  
J.R. Lassabe  
to  
G. Davenport  
(\$2,000)
- 1863 Deed April 10, 1863 in Book 18 page 483  
Gorham Davenport  
to  
J.R. Lassabe  
(\$2,500)
- 1865 Deed January 16, 1865 in Book 19 page 377  
J.R. Lassabe  
to  
Mrs. Candinda Caro  
(\$8,500)
- 1866 Deed May 11, 1866 in Book 20 page 668  
Mrs. Candinda Caro  
to  
Clara M. Lassabe  
(\$3,000)
- 1875 Deed October 23, 1875 in Book 34 page 629  
Clara M. and John R. Lassabe  
to  
George Kapahn  
(\$2,575)
- 1946 Deed July 8, 1946 in Book 405 page 52  
Robert J. Kapahn  
to  
Myrtle L. Nelson

4. Builder or contractor: Unknown
5. Alterations and additions: The 1873 Bird's Eye View of the City of Mobile shows this house in its original state, a simple rectangular cottage with a one-story service wing at the rear. Shortly after this date, the back room was extended to the south and a small porch was added on the east side of the extension. The dormers were also probably added at this time, making the upstairs habitable, and the entrance door relates stylistically to the 1870's, rather than the 1840's. The City Atlas of 1878 records these changes. At some later date, the service wing became two stories, perhaps incorporating the original, which had been much smaller.

#### B. Bibliography

1. Primary and unpublished sources:

Lewis Troost Map (c. 1840), City Hall, Mobile

Mobile Deed Books, Probate Court Record Division,  
Mobile County

2. Secondary and published sources:

Bird's Eye View of the City of Mobile, Alabama, 1873,  
Cincinnatti, Ehrgotte T. Krebs, 1873.

Southern and Southwestern Surveying and Publishing Company,  
City Atlas of Mobile, Alabama, from Actual Surveys and  
Records, Baltimore, G.M. Hopkins, 1878.

Prepared by Linda Carroll  
Student Historian  
August 29, 1966  
and  
Charles A. Herrington  
Architectural Historian  
National Park Service  
July 20, 1972

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural character: This is a good example of a "Creole Cottage" with additions and alterations designed to create maximum space in a small house.

2. Condition of fabric: The house was well maintained and in good condition before demolition in 1969.

B. Description of Exterior:

1. Over-all dimensions: This is a one-and-one-half-story cottage with a small one-story side wing and a two-story rear ell. The main section measures 26'-4" (three bays) x 30'-3".
2. Foundations: The house is supported on brick piers with relatively modern vented brick in-fill.
3. Wall construction, finish and color: All walls are unpainted and weathered clapboarding. The trim may originally have been painted white.
4. Structural system: Typical wooden framing is employed throughout.
5. Porches, stoops: The front yard is raised slightly above the public sidewalk. Wooden steps lead to the front gallery, which has square posts with simple capitals and a railing of delicate turned balusters. There is a small side porch added on the south which is similar. The two-story addition on the rear was apparently joined to the main section by a porch on both floors, but is now enclosed.
6. Chimneys: None
7. Openings:
  - a. Doorways and doors: Simple posts with capitals frame the entrance door and oval glazed transom. On either side are five vertical sidelights, arched in the top panel. The door has four vertical panels, rectangular at the bottom; the taller upper panels are arched at the top and have concave sections at the bottom corners.
  - b. Windows and shutters: The floor-length windows on the east front are double-hung wooden sash with six-over-nine lights. All other windows have six-over-six lights. The hardware for shutters remains in place.
8. Roof:
  - a. Shape, covering: The main section has a gabled roof covered with asphalt shingles. The rear addition has a low hipped roof with the same covering.

- b. Cornice, eaves: A cornice on the east front consists of a plain board with brackets supporting the eave. The brackets are doubled over the posts. The same cornice occurs on the side porch and on the two-story wing.
- c. Dormers: There are two pedimented dormers on the east and one on the west.

C. Description of Interior:

- 1. Floor plans: The arrangement of rooms is typical of the side hall plan. On the first floor, there are two rooms and a rear ell. On the second floor, there are three rooms, with no connection to the second story of the rear ell.
- 2. Stairways: There is a single flight of eighteen risers in the hall beginning at the rear.
- 3. Flooring: The floors are random-width tongue-and-groove pine boards.
- 4. Wall and ceiling finish: All walls and ceilings are painted plaster.
- 5. Doorways and doors: Doorways have plain mouldings and simple four-panelled doors.
- 6. Mechanical equipment:
  - a. Heating: The original fireplaces have been bricked-in and plastered,
  - b. Lighting: Modern electric lighting has been installed.

D. Site:

- 1. General setting and orientation: The house is located on the west side of South Joachim Street between Monroe and Eslava Streets, facing east.
- 2. Landscaping: There is a low concrete wall at the sidewalk line with a low "monkey grass" hedge. Shrubs and trees are disposed at random in the rear and in a narrow yard of the north side.
- 3. Outbuildings: There is a shed garage southwest of the house.

Prepared by Woodrow W. Wilkins  
Supervising Architect  
National Park Service  
August 16, 1972  
and  
John C. Poppeliers  
Chief, Historic American  
Buildings Survey  
National Park Service  
August 16, 1966

### PART III. PROJECT INFORMATION

These records were prepared as a cooperative project during the summer of 1966 between the Historic American Buildings Survey and various agencies, organizations, and individuals of the City of Mobile. The Historic American Buildings Survey supplied the project supervisor, Woodrow W. Wilkins, and three draughtsmen, Carl J. Rosenberg (Massachusetts Institute of Technology), Michael R. Foil (Auburn University), and Lowell K. West (University of Kentucky). One draughtsman, Elbert L. Coleman (Alabama A & M), was provided by the Mobile Housing Board, which agency administers urban renewal. The services of an additional draughtsman, James Eley, specifically designated as an architectural student from Auburn University, were made possible by contributions from numerous local architects and businessmen. The Historic Mobile Preservation Society, in agreement with the History Department of Springhill College, provided a student historian, Linda Carroll. Office space was supplied by the City of Mobile through the City Planning Commission. Roy Thigpen, a local photographer, was contracted to supply the photographs. All local arrangements were made by the Mobile Historic Development Commission, Mrs. Nancy N. Holmes, President. The project was edited during the summer of 1972 by Charles A. Herrington, Architectural Historian, in a cooperative effort between the Historic American Buildings Survey and the Mobile Historic Development Commission.